

Planning, Design and Access and Heritage Statement:

37 The Drive, Aldwick, Bognor Regis, PO21 4DT.

**Erection of single storey side/rear extension,
front extension and detached outbuilding to the
front (south) to form garage**

Planning Portal reference: PP-10234921.



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A S S O C I A T E S

Paragraph 189 of the NPPF requires the applicant to describe the significance of any heritage asset affected as part of a development proposal, including any contribution made to their setting. This Heritage Statement is submitted as part of the proposal for the The application proposes the erection of single storey side/rear extension and detached outbuilding to the front (south) to form a garage. This Statement is proportionate to the importance of the heritage asset and the potential impacts of the proposal.

A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users. Design and Access Statements can aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal.

The level of detail in a Design and Access Statement should be proportionate to the complexity of the application, but should not be long.

Site and context

The application site is located on the north side of The Drive, within the Craigweil House Conservation Area and forms a detached, two storey dwelling, set back from the highway. set in a generous plot. The application dwelling itself is not a designated, nor non designated, heritage asset. The conservation area is subject to an Article 4 direction to:

- (i) Prevent the enclosure of verges;
- (ii) Prevent the removal of important elements and features of buildings which make a positive contribution to the character of the area; and
- (iii) Prevent the hard surfacing of front gardens and verges.

There are examples in the locality of garages/outbuildings in the front gardens of properties.

Justification of Design

The proposed extension has been designed to ensure it is comparable with the main dwelling in terms of its mass and proportions. Being single storey and with a flat roof it would be subservient in nature, read as a modern addition to the existing dwelling.

Particular attention has been given to the dimensions of the proposed extension have been considered to ensure it would not extend beyond the envelope of the building when viewed from the south. The curved edge of the front addition also compliments the curved front elevation of the main dwelling. The contrasting material of the front addition would also ensure this element is viewed as an addition to the main, brick, dwelling.

The outbuilding to the front is rural in design and pitched roof would limit its visual mass from the streetscene and Brent into the verdant character of the locality.

Impact of development on the conservation area

Given the single storey scale of the proposed rear extension and the fact it would not extend beyond the flank elevations of the host dwelling, it is not considered this element would have any harmful impact on the character and appearance of the conservation area in accordance with Policy HER DM3.

The proposed outbuilding is sympathetically designed of timber construction, which, together with its proposed siting to the side of the plot, hipped roof form, distance from the highway and intervening vegetation would not have a harmful impact on the character and appearance of the conservation area in accordance with Policy HER DM3.